

APPENDIX F
ENVIRONMENTAL ASSESSMENT

The Community Appearance Survey and Plan identifies positive and negative elements of the community's visual environment and outlines a program for improving the community's visual environment. Public and private investments, as well as exercise of the police power, are recommended to control the impact of development on the Town's visual environment.

The proposed appearance improvement program will have a positive impact on Woodfin's urban environment by enhancing the Town's livability, by improving the residents' economic well-being, and by giving over more of the community's total environment to natural elements.

While the process of urban development produces unavoidable negative impacts on the natural environment, and perhaps the social environment, implementation of the appearance program will not produce any additional negative impacts.

Two alternatives to the proposed programs are obvious: no program and a more extensive program. Failure to implement a program would result in either maintenance of the status quo or a deteriorating visual environment. The probability of implementing a more extensive program is low; the result, therefore, would be the same as the no program alternative.

Implementation of the programs for community improvement would result in increased long-term productivity of Woodfin's man-made environment.